

A U S T I N C I T Y C O U N C I L  
**AGENDA**

Thursday, November 30, 2006

Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 57**

**Subject:** C14-06-0190 - Block 21 - City Initiated - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 310 West 2nd Street (Town Lake Watershed) from central business district (CBD) district zoning to central business district-central urban redevelopment (CBD-CURE) combining district zoning. Staff Recommendation: To grant central business district-central urban redevelopment-conditional overlay (CBD-CURE-CO) combining district zoning. Planning Commission Recommendation: To grant central business district-central urban redevelopment-conditional overlay (CBD-CURE-CO) combining district zoning. Applicant: City of Austin Real Estate Services (Laurine Rizer) Agent: Neighborhood Planning and Zoning Department. City Staff: Jorge E. Rousselin, 974-2975

**Additional Backup  
Material**

(click to open)

- ☐ Staff\_Report
- ☐ Ordinance

**For More Information:** Jorge E. Rousselin, 974-2975.

**ZONING REVIEW SHEET****CASE:** C14-06-0190**P. C. DATE:** November 14, 2006**ADDRESS:** 310 West 2nd Street**OWNER:** City of Austin –Real Estate Services (Laurine Rizer)**AGENT:** Neighborhood Planning and Zoning Department (Jorge E. Rousselin)**REZONING FROM:** CBD (Central Business District)**TO:** CBD-CURE (Central Business District - Central Urban Redevelopment) combining district**AREA:** 1.760 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***November 14, 2006:****APPROVED STAFF'S RECOMMENDATION FOR CBD-CURE-CO ZONING; BY CONSENT.  
[G.STEGEMAN, J.REDDY 2<sup>ND</sup>] (8-0)*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends CBD-CURE-CO (Central Business District - Central Urban Redevelopment Conditional Overlay) combining district. The CURE combining district shall modify the floor to area ratio (FAR) from 8:1 to 11:1. The recommended conditional overlay shall restrict the daily vehicle trips to less than 5,129 trips per day. The Staff recommendation is based on the following considerations:

- 1.) The proposed uses are compatible with existing CBD and commercial, office, retail, and mixed-use development along West 2<sup>nd</sup> Street, West 3<sup>rd</sup> Street, Guadalupe Street, and Lavaca Street;
- 2.) The subject site lies within the designated Core Downtown District as identified by the Downtown Austin Design Guidelines;
- 3.) The Downtown Austin Design Guidelines recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core;
- 4.) The subject property lies within the downtown CURE district; and
- 5.) The proposed development will not be subject to compatibility standards.

**DEPARTMENT COMMENTS:**

The subject property consists of a 1.760 Acres site zoned CBD fronting West 7<sup>th</sup> Street, West 3<sup>rd</sup> Street, Guadalupe Street, and Lavaca Street. The property is currently undeveloped land. The application of the CURE combining district is proposed to modify the FAR from 8:1 to 11:1, yielding a maximum height of approximately 450 feet. The proposed redevelopment is proposed for a 210 room hotel, 115 condominium units, general office, and retail uses. Access is proposed off Guadalupe Street.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CBD	Undeveloped land
<i>North</i>	CBD	Offices
<i>South</i>	CBD	City Hall
<i>East</i>	CBD	Condominiums, restaurant, office
<i>West</i>	CBD	Under construction – Retail, mixed-use, residential

**WATERSHED:** Town Lake**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**CURE DISTRICT:** Yes**HISTORIC DISTRICT:** No**TIA: Waived** (See Transportation comments)**NEIGHBORHOOD ORGANIZATIONS:**

57--Old Austin Neighborhood  
 300--Terrell Lane Interceptor Assn.  
 402--Downtown Austin Neighborhood Assn. (DANA)  
 438--Downtown Austin Alliance  
 511--Austin Neighborhoods Council  
 623--City of Austin Downtown Commission  
 742--Austin Independent School District  
 744--Sentral Plus East Austin Coalition (SPEAK)  
 767--Downtown Austin Neighborhood Coalition

**SCHOOLS:**

Austin Independent School District

- Matthews Elementary School
- O Henry Middle School
- Austin High School

**CASE HISTORIES:** N/A**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14H-98-0005	CBD to CBD-H	07/21/98 APVD CBD-H BY CONSENT (8-0)	08/20/98 APVD CBD-H (4-0), 1ST RDG  12/03/98 APVD CBD-H (6-0) 2ND/3RD RDGS
C14-00-2207	CBD to CBD-CURE	11/14/00 APVD STAFF REC OF CBD-CURE (6-1- 1, JM-NAY, RC-ABSTAIN)	11/30/00 APVD CBD-CURE W/CONDS (6-0), ALL 3 RDGS
C14-00-2208	CBD to CBD-CURE	11/14/00 APVD STAFF REC OF CBD-CURE (6-1- 1, JM-NAY, RC-ABSTAIN)	11/30/00 APVD CBD-CURE W/CONDS (6-0), ALL 3 RDGS

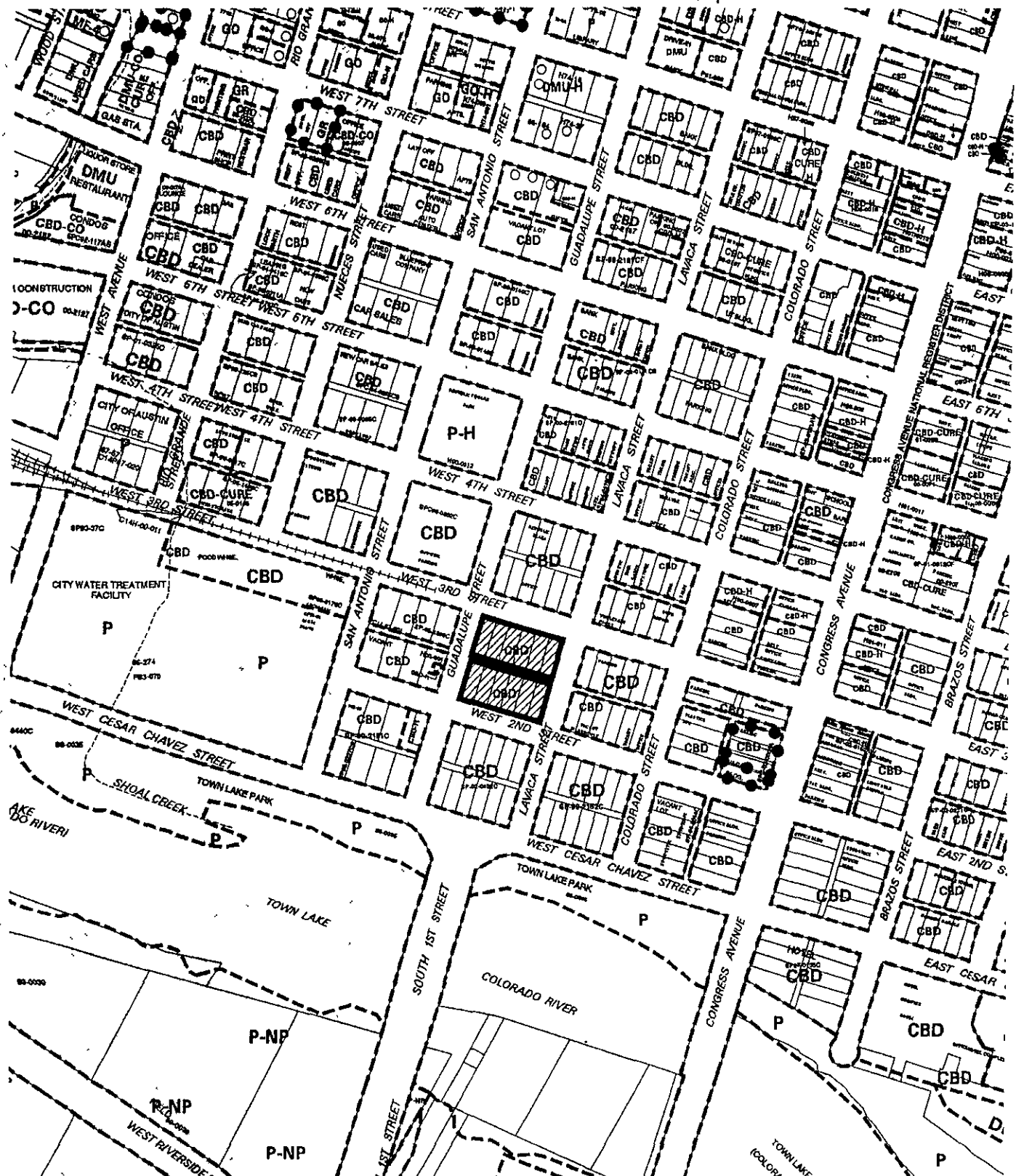
		05/21/01: HISTORIC LANDMARK COMMISSION APVD DEMOLITION PERMITS FOR 401, 413, & 415-417 CONGRESS (9-0-1, LAKY-ABSTAIN) CONTINGENT UPON SDP FOR COUSINS STONE 4TH & CONGRESS PROJECT	
C14-05-0165	CBD to CBD-CURE	10/18/05: ZAP APVD CBD-CURE-CO W/CONDS (7-1-1, JP-NO, MH-ABSTAIN).	11/17/05 APVD CBD-CURE (7-0), ALL 3 RDGS.
C14-06-0118	MF-4 to CBD	10/24/06. APVD DMU-CO W/ CONDITIONS	PENDING 12/07/06





NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
2 <sup>nd</sup> Street	80'	30'	Collector	No	Yes	Yes
3 <sup>rd</sup> Street	80'	30'	Collector	No	No	Yes
Lavaca Street	80'	30'	Arterial	Yes	Yes	Yes
Guadalupe Street	80'	30'	Arterial	Yes	Yes	Yes

**CITY COUNCIL DATE**

November 30, 2006

**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING</b>  CASE #: C14-06-0190 ADDRESS: 310 W 2ND ST SUBJECT AREA (acres): 1.760		DATE: 08-09  INTLS: SM	CITY GRID REFERENCE NUMBER  J22
	<b>PENDING CASE</b> 				
	<b>ZONING BOUNDARY</b> 				
	<b>CASE MGR: J. ROUSSELIN</b>				

310 W. 2nd St.  
C14-06-0190

**Legend**

- Zoning
- Base
- Center Line

40 0 40 80 120 Feet

**C14-06-0190**

Town Lake

## STAFF RECOMMENDATION

Staff recommends CBD-CURE-CO (Central Business District - Central Urban Redevelopment Conditional Overlay) combining district. The CURE combining district shall modify the floor to area ratio (FAR) from 8.1 to 11.1. The recommended conditional overlay shall restrict the daily vehicle trips to less than 5,129 trips per day. The Staff recommendation is based on the following considerations:

- 1.) The proposed uses are compatible with existing CBD and commercial, office, retail, and mixed-use development along West 2<sup>nd</sup> Street, West 3<sup>rd</sup> Street, Guadalupe Street, and Lavaca Street;
- 2.) The subject site lies within the designated Core Downtown District as identified by the Downtown Austin Design Guidelines;
- 3.) The Downtown Austin Design Guidelines recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core;
- 4.) The subject property lies within the downtown CURE district, and
- 5.) The proposed development will not be subject to compatibility standards

## BASIS FOR RECOMMENDATION

### *1. The proposed zoning should promote consistency, and orderly planning.*

The proposed change and recommended conditional overlay with conditions is compatible with the surrounding area as it is surrounded by CBD zoning and adjacent to mixed-use and commercial development compatible to the proposed uses.

### *2. The proposed zoning should be consistent with the purpose statement of the district sought.*

LDC 25-2-311:

- (A) The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area
- (B) A CURE combining district may be used:
- (1) for sustainable redevelopment of homes, multifamily housing, and small businesses;
  - (2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood,
  - (3) to improve the natural environment, and
  - (4) to encourage high quality development with architectural design and proportion compatible with the neighborhood

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The subject property is located within the designated CURE District and lies within the Core Downtown District as identified by the Downtown Austin Design Guidelines.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property consists of a 1.760 Acres site zoned CBD fronting West 7<sup>th</sup> Street, West 3<sup>rd</sup> Street, Guadalupe Street, and Lavaca Street. The property is currently undeveloped land. The application of the CURE combining district is proposed to modify the FAR from 8.1 to 11.1, yielding a maximum height of approximately 450 feet. The proposed redevelopment is proposed for a 210 room hotel, 115 condominium units, general office, and retail uses. Access is proposed off Guadalupe Street.

### **Transportation**

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 22,076 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The proposal for the site includes the following: 210 room hotel, 115 condominium units, 100,000sf of office and 27,154sf of specialty retail. This scenario would generate approximately 5,129 trips per day.
3. The traffic impact analysis for this site was waived because no improvements have been identified by WPDOR for the surrounding area. The site is required to submit an access study at the time of site plan in order to evaluate driveway functions for the proposed project. The site should be limited through a conditional overlay to 5,129 trips per day.

### **Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class, therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time it appears that the site is undeveloped. Apart from the existing trees, there are no known significant environmental features.



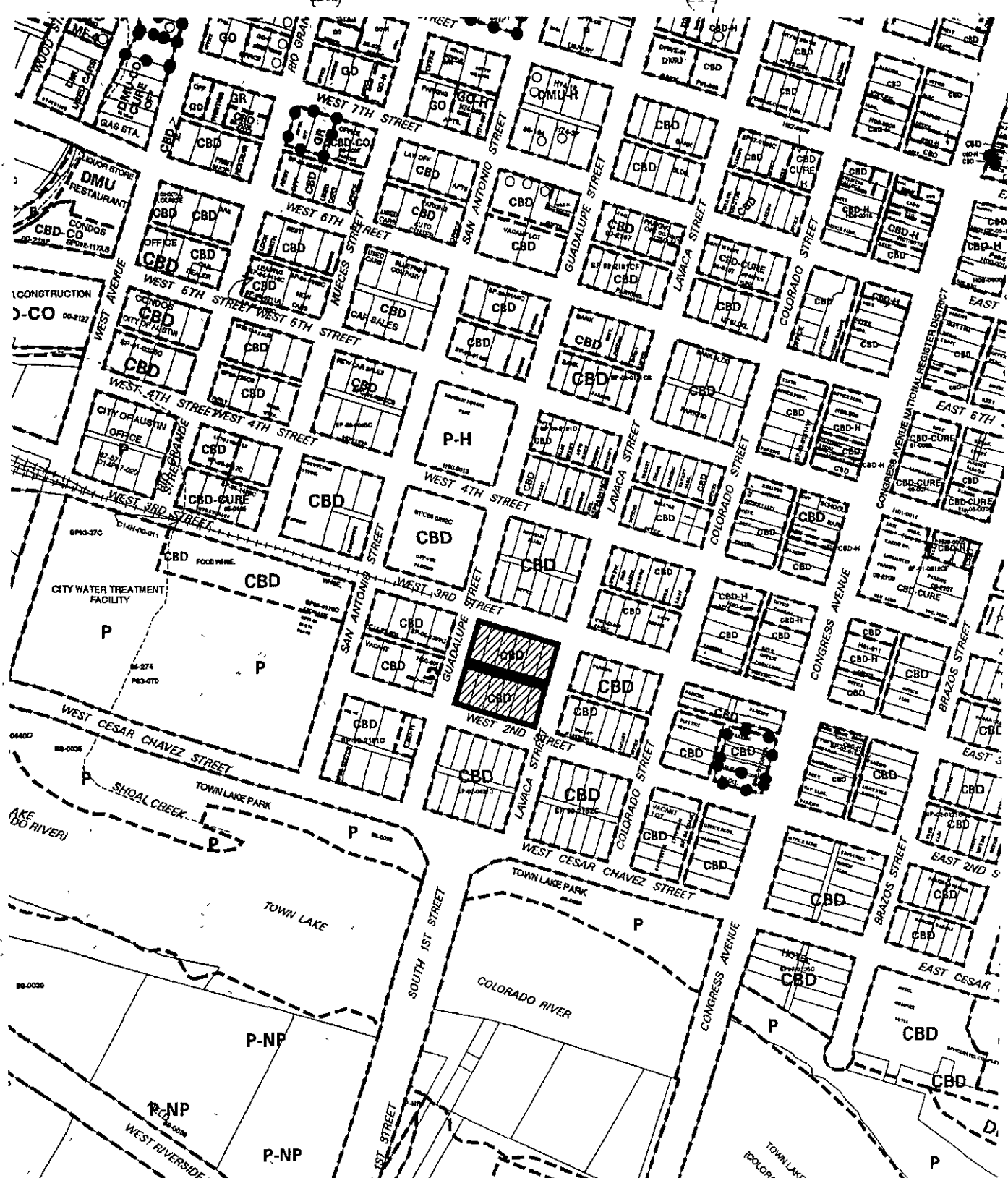
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment

**Water and Wastewater**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation are required, the landowner, at own expense will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

**Compatibility Standards**

1. This site will not be subject to compatibility standards.



 1" = 400'	SUBJECT TRACT		<b>ZONING</b>  CASE #: C14-06-0190 ADDRESS: 310 W 2ND ST SUBJECT AREA (acres): 1.760	DATE: 06-09  INTLS: SM	CITY GRID REFERENCE NUMBER  J22
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR J ROUSSELIN				

**Rousselin, Jorge**

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**From:** Michele M Rogerson [mrogerson@drennergolden.com]

**Sent:** Thursday, October 26, 2006 3:40 PM

**To:** Rousselin, Jorge

**Subject:** Block 21 - C14-06-0190 - FAR

Hello Jorge, I hope you're doing well. As we recently discussed, the FAR actually needed for this case is 11:1 rather than the 12:1 originally requested. Please revise the application materials accordingly. As we also discussed, we are assuming the schedule to be PC on Nov 14 and CC on Nov 30 with dual notice. Please let me know should something change.

Thanks,  
M

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11/1/2006